

August 20, 2008

**OFFICE OF THE HEARING EXAMINER
KING COUNTY, WASHINGTON**

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REPORT AND DECISION

SUBJECT: Department of Development and Environmental Services File No. **L07ALT01**
Proposed Ordinance No. **2008-0354**

REDMOND RIDGE
Plat Alteration Application

Location: South side of Novelty Hill Road

Applicant: **Redmond Ridge East LLC**
represented by **Richard R. Wilson**
500 Galland Building
1221 Second Avenue
Seattle, Washington 98101
Telephone: (206) 623-1745
Facsimile: (206) 623-7789

King County: Department of Development and Environmental Services (DDES)
represented by **Lisa Lee**
900 Oakesdale Avenue Southwest
Renton, Washington 98055
Telephone: (206) 205-1441
Facsimile: (206) 296-7051

SUMMARY OF RECOMMENDATIONS/DECISION:

Department's Preliminary Recommendation:
Department's Final Recommendation:
Examiner's Decision:

Approve subject to conditions
Approve subject to conditions
Approve subject to conditions

EXAMINER PROCEEDINGS:

Hearing Opened:
Hearing Closed:

August 12, 2008
August 12, 2008

Participants at the public hearing and the exhibits offered and entered are listed in the attached minutes. A verbatim recording of the hearing is available in the office of the King County Hearing Examiner.

FINDINGS, CONCLUSIONS & DECISION: Having reviewed the record in this matter, the Examiner now makes and enters the following:

FINDINGS:

1. General Information:

Owners: Redmond Ridge Residential Owners Assoc.
Attn: Allan Rousselle
10735 Cedar Park Crescent NE
Redmond, WA 98053

Applicant: Redmond Ridge East, LLC
Attn: Thom Gebhard
14410 Bel Red Road
Bellevue, WA 98007
Phone: 425-646-2323

Engineer: Hugh G. Goldsmith & Associates, Inc.
Attn: Jill Routt
P. O. Box 3565
Bellevue, WA 98009
Phone: 425-462-1080

Legal Description: Tract SA-5, Redmond Ridge Master Plat, according to the plat thereof recorded in Volume 191 of Plats pages 61 through 80, records of King County, Washington,

Together With:

Tract SA-801, Redmond Ridge Division 8, a Master Plat, according to the plat thereof recorded in Volume 208 of Plats, pages 68 through 90, inclusive, records of King County, Washington,

Together With:

Tract L-1401R, according to King County Boundary Line Adjustment No. L07L0049, recorded under Recording No. 20080206900015, records of King County, Washington

(Note that the parent parcels of Tract L-1401R are Parcels BP-25, BP-26, and Tract L-1401, all from Redmond Ridge Division 14.)

STR: SW ¼ and the SE ¼ of Sec. 34, Twp. 26, Range 6
SE ¼ of the NW ¼ of Sec. 34, Twp. 26, Range 6
Sec. 3, Twp. 25, Range 6

General Location: Lying approximately on the eastern 1/3 of Redmond Ridge, between Redmond Ridge Drive and the western boundary of RRE.

Zoning:	UR – P – SO (Urban Reserve – P-Suffix – Special Overlay)
Proposed Use:	Public road
Sewage Disposal:	City of Redmond
Water Supply:	City of Redmond
Fire District:	Fire Protection District #34 and the City of Redmond
School District:	Lake Washington School District No. 414

Date of Complete Application: August 15, 2007

2. Redmond Ridge East LLC has filed an application to alter the Redmond Ridge Master Plat and Redmond Ridge Divisions 8 and 14 to create a road right-of-way across Tract SA-5, an open space amenity that lies between the developed areas of Redmond Ridge and those proposed for development within Redmond Ridge East. The 2006 decision by the King County Council approving Redmond Ridge East mandated the construction of a roadway between the two UPDs along a route designated C-2 in order to provide greater connectivity within the UPDs overall and to reduce traffic impacts further north along Novelty Hill Road. In order to discourage use of the new connector as a diversionary route for out-of-the-area traffic, the C-2 road may be constructed now but cannot be opened until Novelty Hill Road CIP improvements adjacent to the UPD area have been completed.
3. As described within the Redmond Ridge East Final Environmental Impact Statement, an approximately 3,300 foot roadway across the SA-5 open space tract will create an unmitigated significant adverse impact to the wildlife corridor that traverses the tract:

“... The alternative C-2 road crossing would interrupt the large (approximately 500 acre) north-south wildlife habitat network retained on the Redmond Ridge site at nearly its widest point (approximately 2,500 feet wide), which would interrupt movement patterns of some animal species. King County staff considers that construction and operation of alternative. . . C-2 would result in a significant unavoidable adverse impact to the wildlife habitat network on the Redmond Ridge site.”
4. In addition, the proposed road crossing will bisect an extensive wetland network that lies along the boundary between the headwaters for both Evans Creek to the south and Bear Creek to the north. Both of these wetland systems have sensitive bog components, the closest being within wetlands BBC 52 and 53 within the Bear Creek system. Although the road design seeks to avoid major wetland intrusions, some filling of wetlands and their buffers will inevitably occur. The road design undertakes to minimize these impacts by constructing standard urban road sections at either end of the C-2 connector within the developed portions of the two UPDs, while requiring a less impactful design within the open space tract itself. Runoff from the terminal portions of the road will be treated within surface water detention ponds constructed for the two UPDs while runoff from the central section will be allowed to sheet flow to forested areas for infiltration.
5. Both the Applicant’s consultants and DDES staff have analyzed the present proposal for construction of NE Cedar Park Crescent (as the C-2 connector has now been named) and concluded that the currently proposed design falls within the impacts analyzed conceptually in the Redmond Ridge East FEIS. The current design will create slightly more impervious surface (3.5 acres vs. a 2.4 – 3.4 acre range within the FEIS) but should produce fewer impacts within other major parameters. In particular there will be substantially less clearing of wetland buffers with the proposed design and the fill construction method proposed eliminates the need for cement bridgework and its attendant risk for construction-phase water quality impacts. The

record supports DDES's finding that the overall impacts of the current proposal fall within the range of impacts studied within the Redmond Ridge East FEIS and that no further SEPA review is required.

6. Public comment on the plat alteration proposal came mostly from Redmond Ridge residents and is focused mainly on road construction impacts to the existing Redmond Ridge trail system and traffic issues along Redmond Ridge Drive at the connector's western terminus. The Applicant's proposal includes relocating the existing trail along the proposed road corridor further south where it will loop below the major wetland complex and reconnect with the overall UPD trail network.
7. There seems to be a strong consensus that excessive vehicle speeds are a problem along Redmond Ridge Drive NE. In the broadest sense these problems lie outside the scope of review for this proposed plat alteration, but the western terminus of the new road will intersect with Redmond Ridge Drive NE and in lieu of a new signal staff is recommending the construction of a round-about that should moderate traffic speeds in that section of the roadway.

CONCLUSIONS:

1. The proposed plat alteration complies with the requirements of KCC 20.24.195. If approved subject to the conditions imposed below, the proposed alteration makes appropriate provision for the public health, safety and welfare; serves the public use and interest; and meets the requirements of RCW 58.17.110.
2. The conditions of approval imposed herein, including dedications and easements, will provide improvements that promote legitimate public purposes, are necessary to serve the plat alteration and are proportional to its impact; are required to make the proposed alteration reasonably compatible with the environment; and will carry out applicable state laws and regulations and the laws, policies and objectives of King County.

DECISION:

The Redmond Ridge Plat Alteration, as revised and received on June 18, 2008, is APPROVED, subject to the following conditions of final approval:

A. **General Requirements**

1. Compliance with all platting provisions of Title 19A of the King County Code.
2. All persons having an ownership interest in the subject property shall sign on the face of the final plat alteration a dedication that includes the language set forth in King County Council Motion No. 5952.
3. Right-of-way for NE Cedar Park Crescent shall be dedicated to King County on the final recorded plat alteration, and shall be consistent with that shown on the preliminary approved Redmond Ridge Plat Alteration, received June 18, 2008, provided as Attachment 2 to the DDES staff report. Construction of the extension of NE Cedar Park Crescent and associated improvements on Redmond Ridge Drive NE are not required prior to recording this plat alteration.

4. Existing Sensitive Area Tracts (SAT) that are bisected by the roadway dedication shall have the remaining land area outside of the road right-of-way retained in Sensitive Area Tracts.
5. Except at the two locations noted below, there shall be no direct vehicular access to or from NE Cedar Park Crescent between Redmond Ridge Drive and the east boundary of Redmond Ridge. A note to this effect shall appear on the final Plat Alteration.
 - a. A single commercial driveway access will be allowed to jointly serve Parcels 25R and 26R.
 - b. Driveway access shall be provided to storm water pond ECC-1B.
6. Roadway planter strips located east of the Wetland EC-4 crossing shall be maintained by the Redmond Ridge East homeowners association; those to the west of this wetland crossing shall be maintained by the Redmond Ridge homeowners association. This shall be stated on the final plat.
7. Additional rights-of-way may be required at the northwest and southwest corners of the intersection to construct the new modern roundabout. If required, these additional rights-of-way must be recorded at the same time as the recording of the proposed plat alteration.
8. All conditions of the Redmond Ridge UPD/FCC shall apply to this plat alteration unless otherwise provided herein.
9. The recommended Roadway Construction and Other Associated Improvements (listed below in Section B) shall appear on the face of the final Plat Alteration, or alternatively those conditions shall be recorded as covenants running with the property constituting the NE Cedar Park Crescent right-of-way in a separate instrument and the recording number placed on the face of the final Plat Alteration and identified as required conditions for construction of the C-2 road.
10. Within 60 days of final action of this plat alteration the applicant shall file, and the County shall approve, an authorized modification of the Redmond Ridge East UPD Permit to reflect changes to said permit authorized by final action on the plat alteration.

B. Roadway Construction and Other Associated Improvements:

The following conditions shall be applied to the construction of NE Cedar Park Crescent, and to other related improvements associated with the construction of Cedar Park Crescent, subject to minor amendments as allowed by DDES. If there are any conflicts between these conditions and those contained within the approved Redmond Ridge East (RRE) UPD Permit, the plat alteration conditions shall prevail.

Where the following conditions depart from the King County Road Standards and Surface Water Design Manual, these conditions and their modified standards are allowed without further variance or adjustment requirements.

The conditions noted below shall be met; however they need not be satisfied prior to the recording of the subject plat alteration. If they are not satisfied prior to the recording of the

alteration, they shall be met consistent with the time frame established by Section 2.10.2b of the RRE UPD Permit.

1. All improvements required hereunder shall be done in accordance with the King County Road Standards established and adopted by Ordinance No. 11187 (1993 KCRS).
2. Final plat approval shall require full compliance with the drainage provisions set forth in King County Code 9.04. Preliminary review has identified the following conditions of approval which represent portions of the drainage requirements. All other applicable requirements in K.C.C. 9.04 and the Surface Water Design Manual (SWDM) must also be satisfied during engineering and final review.
 - a. Except as noted below, drainage plans and analysis shall comply with the 2005 King County Surface Water Design Manual and applicable updates adopted by King County. DDES approval of the drainage and roadway plans is required prior to any construction.
 - b. For the ECC-1B drainage area, the Redmond Ridge Division 14 TIR, the Redmond Ridge Master Drainage Plan and the 1998 KCSWDM shall be met.
 - c. For the EC-6 drainage area, the Redmond Ridge East Master Drainage Plan and 2005 KCSWDM shall be met. The EC-6 storm water treatment pond must be constructed to its ultimate size with the first contributor.
 - d. For the area lying between the drainage areas noted above, the rural dispersal requirements of the 2005 KCSWDM shall be met. All dispersal designs must minimize impacts to wetland buffers, and be coordinated with pedestrian/equestrian trail designs.
 - e. Minor drainage basin diversion is allowed as depicted on the Conceptual Drainage Plan, received June 18, 2008.
 - f. Current standard plan notes and ESC notes, as established by DDES Engineering Review, shall be shown on the engineering plans.
 - g. The following specific requirements must be included in the engineering design for this plat alteration.
 1. A storm pipe shall be installed within the roadway from CB ECC-1B-4BP to Parcel BP 25R, to provide storm drainage access at a depth and size to serve a developed Parcel BP 25R.
 2. An access road shall be constructed to pond ECC-1B, as required
 3. Rim elevation adjustments and access to CB ECC-1B-5BP may be required, as determined by DDES during engineering design review.
3. The proposed plat alteration shall comply with the 1993 King County Road Standards (KCRS), including the following requirements:

- a. Construct the extension of NE Cedar Park Crescent easterly from the intersection of Cedar Park Crescent/ Redmond Ridge Drive NE, along the Alternative C-2 alignment, to the east boundary of Redmond Ridge.
- b. The intersection of Cedar Park Crescent / Redmond Ridge Drive NE shall be reconstructed with a modern roundabout to include the Alt C-2 roadway as the east approach. The modern roundabout will be designed to accommodate the functional classifications of the approach roadways and the anticipated traffic uses, including non-motorized traffic.
- c. The modern roundabout center island, including the center truck ramp area, the planter strips and the surrounding landscape areas will require landscape and design guideline review and approval for aesthetic considerations prior to engineering plan approval. Maintenance of landscaping in the planter strips and the center island will be the responsibility of the Redmond Ridge Homeowners Association.
- d. The improvements at the intersection of Cedar Park Crescent/ Redmond Ridge Drive NE shall also include the installation and/or relocation of all equipment necessary for the illumination of the intersection and approaches, signage and striping.
- f. Trail and pedestrian routes including the realignment of the 14-ft wide (10-ft paved with 2-ft gravel shoulders each side) King County Regional Hard Surface Trail, the in-road bike lanes, and the 8-ft hard surface trail along the south side of Cedar Park Crescent (west of the KC Regional Trail) shall be included in the modern roundabout design in conjunction with the required sidewalks and road crosswalks.
- g. The easterly 425 feet, more or less, and the portion west of Tract SA-5, shall be constructed as a King County standard Urban Neighborhood Collector with a 32-foot wide paved roadway (two 11-foot-wide travel lanes and in-street bike lanes); concrete vertical curb, gutter, 5-ft planter strip (with root barriers) and 5-ft sidewalk along both sides of the roadway; channelization and illumination. The planter strip width may be reduced to 4-ft at the Wetland Q/V crossing.
- h. The central section improvements shall be constructed to the modified Urban Neighborhood Collector standard, as adopted by the RRE UPD Permit, with a 32-foot wide paved roadway (two 11-foot-wide travel lanes and in-street bike lanes); concrete curb, gutter and 5-ft sidewalk (with no planter strip) along the north side of the roadway; a graded 3-foot-wide gravel shoulder along the south side of the roadway; channelization; and illumination per Condition 9f below. The south side shoulder shall be modified per Condition 4f where required at wetland crossings.
- i. As part of the construction of the Alt. C-2 connection between Redmond Ridge and RRE, the applicant shall re-locate those portions of the existing pedestrian/equestrian trail system in Redmond Ridge which are affected by the C-2 road improvement, as required by Condition 7 below.

- j. In conjunction with the engineering plan packages for the required roadway improvements, the Applicant shall submit plans for the associated channelization, illumination, signage and crosswalks to KCDOT Traffic Engineering for review and approval.
4. The following additional road design requirements shall be met:
- a. All requirements adopted in the Redmond Ridge East UPD Permit Conditions for Road Alternative C-2 apply to this design, except where specifically modified by the Redmond Ridge Alteration conditions.
 - b. The Alt. C-2 roadway must be designed to be constructed within the dedicated right-of-way, except as provided below. This includes all slopes and walls necessary to support the road (plus one additional foot), sidewalks and railings (plus one additional foot).
 - c. The required wildlife crossing culverts that have no hydrological requirements may extend beyond the right-of-way.
 - d. The EC-61 overflow manhole and collection pipes, including the “beaver deceiver”, and other roadway drainage facilities may be located outside of the right-of-way when located within a public drainage easement. Public drainage easements shall extend to a minimum of 5-ft beyond the facility end or edge.
 - e. The relocated soft surface non-motorized trails shall be located outside of the right-of-way, except as provided in Condition 7 below.
 - f. Where curbing is added to the south side of the modified Urban Neighborhood Collector to contain storm runoff at wetland crossings, the curbing shall be located 8 feet from the travel lane, and the 8 foot shoulder shall be paved full width.
 - g. A minimum 1000 foot centerline radius is required for the modified Urban Neighborhood Collector design, where a reverse slope superelevation will occur.
 - h. To provide access to Redmond Ridge Parcels BP-25R and BP-26R, a single commercial driveway will be allowed, at a location which will benefit both of these parcels.
 - i. An access road with bollards and a driveway drop for access to Storm Pond ECC-1B shall be constructed.
5. All utilities within proposed rights-of-way must be included within a franchise approved by the King County Council.
6. Illumination shall be provided as required by Condition 9g. All costs after installation for non-arterial roadway street lighting, including the cost of electricity and maintenance, shall be the responsibility of the Redmond Ridge East homeowners association where located east of the Wetland EC-4 crossing and the responsibility of the Redmond Ridge homeowners association where located west of the Wetland EC-4 crossing.

7. Trail relocations shall be constructed in accordance with the Redmond Ridge East UPD Permit Condition 2.7. The following additional restrictions have been identified for trails relocated with the Plat Alteration.
 - a. Trails are allowed within the right of way only at wetland crossings, unless otherwise allowed by DDES.
 - b. Trails within the right-of-way shall be six foot wide gravel-surfacing, with a minimum depth of 2.5 inches over compacted free-draining native or import fill material, at top of curb elevation behind the curb at wetland crossings or where allowed by DDES at other locations.
 - c. Transitions from the wetland crossing to the trail located outside of the right-of-way shall occur as soon as feasible using gentle turns and with gradual slopes.
 - d. Trails within embankments need to provide additional 1-ft of bench width to adjacent slope to allow for slope rounding, or to a wall or fence to allow for shy distance.
 - e. Where it is necessary to construct trail connections within the right-of-way that are not behind a curb, a fence shall be provided to separate the road shoulder from the trail.
 - f. All trails within right-of-way except the perpendicular crossing points may require a right-of-way use permit and a covenant for maintenance by the Redmond Ridge homeowner association.
 - g. Trail crossings will include a 20-ft by 20-ft equestrian queuing area behind the sidewalk or required road shoulder.
 - h. A trail stub shall be provided to the east side of pond ECC-1B.
 - i. Trail stubs shall be provided to the ends of concrete sidewalks on south side at both the east and west ends of the roadway.
 - j. The trail segment extending to the RRE boundary south of Wetland 107 shall be upgraded as needed to comply with Condition 71 below.
 - k. The portion of the existing east-west soft surface trail located between the two road crossings shall be relocated to a new east-west location south of Wetland complex D/E/VS-18, and constructed as a 6-foot soft surface trail. .
 - l. Construction and easement requirements provided with Redmond Ridge UPD/FCC Permit Condition 2.7.2.c and 2.7.2.f apply to all new and relocated trails and shall be met.
8. The subject subdivision alteration and related improvements shall comply with the Critical Areas code, found in K.C.C. 21A.24. Permanent survey marking and signs, as specified in K.C.C. 21A.24.160, shall also be addressed prior to final plat approval. Temporary marking of critical areas and their buffers (e.g., with bright orange

construction fencing) shall be placed on the site and shall remain in place until all construction activities are completed.

9. The Alt. C-2 Road Corridor will impact buffers and wetlands. The applicant is required to meet the following requirements to minimize impacts.
 - a. The wetland and wetland buffer areas which will be disturbed by the construction of the required improvements shall be limited to the maximum extent feasible, as determined by DDES. Retaining walls, span culverts, and other design features shall be used as needed to accomplish this requirement.
 - b. The road within Tract SA-5 will be constructed, where appropriate, with a single cross-slope to the south to allow sheet flow dispersal, filter strips, or biofiltration swales for storm water runoff water quality treatment.
 - c. The road runoff within Tract SA-5 will be dispersed using KCSWDM flow control BMP's, to eliminate or minimize the requirement for detention ponds. Rural road criteria for storm water runoff may be used to reduce critical area impact, where approved by DDES.
 - d. If disturbed, the wetland level control facility for wetland EC-61 must be reconstructed to provide an equivalent wetland fluctuation control.
 - e. Road culverts shall be a minimum 24-inch diameter, or pipe arch equivalent, to facilitate the migration of small animals. Culverts shall be located where necessary for hydrological balance. Additional culverts shall be provided at dry locations, if needed, to have small animal crossings at approximately 500-foot intervals. The use of these small animal crossings provides wildlife mitigation. One larger wildlife under-crossing located near the BBC-52 wetland shall be provided, to facilitate the migration of medium size animals. A portion of this larger under-crossing may be placed below natural grade to accommodate an earthen floor.
 - f. Illumination, where required, shall be the minimum necessary to provide for public safety. Illumination placement and design must be coordinated with both trail crossings and wildlife culvert crossings, to minimize impacts and provide for safety.
 - g. Wetland areas impacted by Road Alternative C-2 shall be evaluated under KCC 21A.24. Any resulting wetland or buffer area cleared for the construction of Road Alternative C-2 or related improvements (e.g., storm water facilities, utilities, sidewalks, and trails) must be mitigated in accordance with KCC 21A.24; provided, however, that no alteration exception or other authorization pursuant to KCC 21A.24 shall be required in order to construct the C-2 road connection or related improvements. This mitigation requirement does not apply to the uncleared area used for storm water dispersal. The use of the Redmond Ridge upland bank for this mitigation will require a demonstration of available unencumbered area for this use.

- h. A wetland mitigation plan shall be submitted for review and approval by DDES prior to engineering plan approval for Road Alt. C-2, unless DDES authorizes the use of wetland “mitigation reserves” or “mitigation banking” to mitigate all Alternative C-2 wetland impacts. A performance bond or other financial guarantee shall also be provided prior to engineering plan approval, to assure wetland mitigation measures are installed according to the approved mitigation plan. Once the wetland mitigation work is installed to the satisfaction of DDES, the performance bond may be replaced by a maintenance bond for the remainder of the five-year monitoring period, to guarantee the success of the mitigation. The applicant shall be responsible for the installation, maintenance, and monitoring of any approved mitigation covered by the wetland performance bond, and the mitigation plan must be installed prior to final inspection of the plat. The use of offsite mitigation or payment into the Critical Area Resource Mitigation Reserve will be allowed where mitigation within the Redmond Ridge UPD/FCC is not feasible. The requirement to post wetland performance or maintenance bonds is waived in order to secure engineering plan approval and final plat inspection approval, if the use of wetland “mitigation reserves” or “mitigation banking” is authorized by DDES.

ORDERED this 20th day of August, 2008.

Stafford L. Smith
King County Hearing Examiner *pro tem*

NOTICE OF RIGHT TO APPEAL

In order to appeal the decision of the Examiner, written notice of appeal must be filed with the Clerk of the King County Council with a fee of \$250.00 (check payable to King County Office of Finance) ***on or before September 3, 2008***. If a notice of appeal is filed, the original and six (6) copies of a written appeal statement specifying the basis for the appeal and argument in support of the appeal must be filed with the Clerk of the King County Council ***on or before September 10, 2008***. Appeal statements may refer only to facts contained in the hearing record; new facts may not be presented on appeal.

Filing requires actual delivery to the Office of the Clerk of the Council, Room 1025, King County Courthouse, 516 3rd Avenue, Seattle, Washington 98104, prior to the close of business (4:30 p.m.) on the date due. Prior mailing is not sufficient if actual receipt by the Clerk does not occur within the applicable time period. The Examiner does not have authority to extend the time period unless the Office of the Clerk is not open on the specified closing date, in which event delivery prior to the close of business on the next business day is sufficient to meet the filing requirement.

If a written notice of appeal and filing fee are not filed within fourteen (14) calendar days of the date of this report, or if a written appeal statement and argument are not filed within twenty-one (21) calendar days of the date of this report, the decision of the hearing examiner contained herein shall be the final decision of King County without the need for further action by the Council.

MINUTES OF THE AUGUST 12 2008, PUBLIC HEARING ON DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES FILE NO. L07ALT01.

Stafford L. Smith was the Hearing Examiner in this matter. Participating in the hearing were Lisa Lee, Richard Lowe, Nick Gillen and Kristen Langley, representing the Department; Richard R. Wilson representing the Applicant, Rick Lundquist and Marcus and Kathy Schmidt.

The following Exhibits were offered and entered into the record:

- Exhibit No. 1 Department of Development and Environmental Services file no. L07ALT01
- Exhibit No. 2 Department of Development and Environmental Services Preliminary Report for the August 12, 2008 hearing
- Exhibit No. 3 Application for Land Use Permits received August 15, 2007
- Exhibit No. 4 Development Agreement for the Redmond Ridge East Urban Planned Development recorded October 11, 2006
- Exhibit No. 5 Redmond Ridge East Final Environmental Impact Statement including Appendix A dated November 15, 2004
- Exhibit No. 6 Affidavit of Posting indicating a posting date of September 28, 2007; received by DDES on October 5, 2007
- Exhibit No. 7A Recorded final plat for Redmond Ridge Master plat
- Exhibit No. 7B Recorded final plat for Redmond Ridge Division 8
- Exhibit No. 7C Recorded final plat for Redmond Ridge Division 14
- Exhibit No. 7D Record final plat for Boundary Line Adjustment L07L0049
- Exhibit No. 8 Plat Alteration Layout (2 sheets) received June 18, 2008
- Exhibit No. 9 Trail Plan received June 26, 2008
- Exhibit No. 10 Conceptual Drainage Plan received June 18,
- Exhibit No. 11 2008Wetland Impact Location received June 18, 2008
- Exhibit No. 12 Wetland and Cleared Area Plan received June 18, 2008
- Exhibit No. 13 Raedeke Associates Wetland Delineation and Impact Mitigation Report dated June 11, 2008
- Exhibit No. 14 FEIS Summary of Access Alternatives – Comparison Table with Final Design received June 18, 2008
- Exhibit No. 15A Water main request correspondence from the City of Redmond dated October 11, 2007
- Exhibit No. 15B Water main request correspondence from Lisa Lee to the City of Redmond dated June 4, 2008
- Exhibit No. 16 King County Fire Marshal waiver of fire hydrant requirements letter dated June 16, 2008
- Exhibit No. 17 DDES proposed modifications to the August 12, 2008 Staff Report
- Exhibit No. 18 Draft EIS
- Exhibit No. 19 Existing PUD for Redmond Ridge
- Exhibit No. 20 Documents dealing with Redmond Ridge East

The following exhibit was admitted administratively:

- Exhibit No. 21 Email to Elizabeth Lee from Omer Hassan dated August 10, 2008